

News from the PVA

Property review

In accordance with Kentucky statute, the PVA office is required to physically inspect properties at least once every four years. For assessment year 2022, the PVA office is reviewing properties in the cities of Bromley, Covington, and Ludlow.

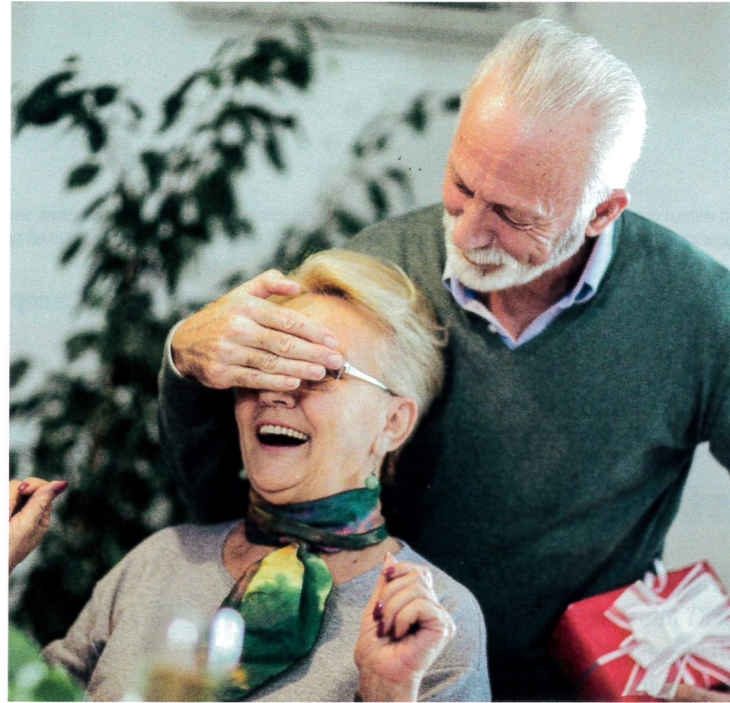
Field photographers

The PVA Office is currently updating its exterior photos in Bromley, Covington and Ludlow. PVA representatives carry identification, wear PVA attire and are in officially marked PVA vehicles. If you have any questions, please don't hesitate to call our office at 859/392-1750.

Inquiring minds want to know...

“What does the PVA do”?

PVA is the acronym for Property Valuation Administrator. One of the many functions of the office is to equitably assess property in order to allow for “ad valorem” (according to value) taxation. Section 172 of the KY Constitution requires the PVA to assess all property at 100% of Fair Cash Value (FCV) as of the statutory assessment date, which is January 1 of each year. FCV is the estimated price a property would bring at a fair



Homeowners (residing in their homes as of January 1) who will be 65 or older this year or receive 100% total permanent disability may be eligible for the Homestead/Disability Exemption, which reduces the net taxable value of your home. Please visit our website at www.kentonpva.org to apply. It is not necessary to wait until your birthday — **APPLY NOW!**

and voluntary sale between a willing buyer and a willing seller, with neither party under duress, given a reasonable amount of time on the market.

Keeping track of ownership changes, maintaining parcel maps, updating building characteristics, administering proper exemptions for real property, and receiving and recording all self-declared tangible personal property returns are continuing duties of the PVA Office.

“What doesn't the PVA do”?

The PVA does not set tax rates, estimate or calculate tax bills, make laws affecting property owners, or determine the total amount of tax revenue necessary for any taxing districts.

Help ensure our information is up-to-date

Did you receive a doorknocker? Our office works hard to collect accurate information about every property in Kenton County and our

best source is you! Please visit our website and help us by providing the following information:

- Number of bedrooms
- Number of full baths and half baths
- Type of heat & whether you have central air
- A percentage estimate of the basement that is finished.

Your assistance will help ensure a fair and equitable valuation for our entire county.

Kenton County PVA



WE'RE HERE TO SERVE YOU!

Darlene M. Plummer - Kenton County Property Valuation Administrator

Covington Office Hours (1840 Simon Kenton Way, Suite 3300): M-F: 8:15 am - 4:15 pm
Ph: 859/392-1750 • Fax: 859/392-1770

Independence Office Hours (old Courthouse; 5272 Madison Pike): M-F: 8 am-4 pm, closed noon-1 pm
Ph: 859/392-1678 • Fax: 859/392-1681

Mailing Address/Email Address:

1840 Simon Kenton Way, Suite 3300, Covington, KY 41011-2999 • info.kentonpva@kentoncounty.org



The PVA Office is pleased to announce its new-and-improved website! Please visit us at www.kentonpva.org. We hope you will find our new modern website much easier to navigate. If you have suggestions on content you would like to see, please don't hesitate to let us know.